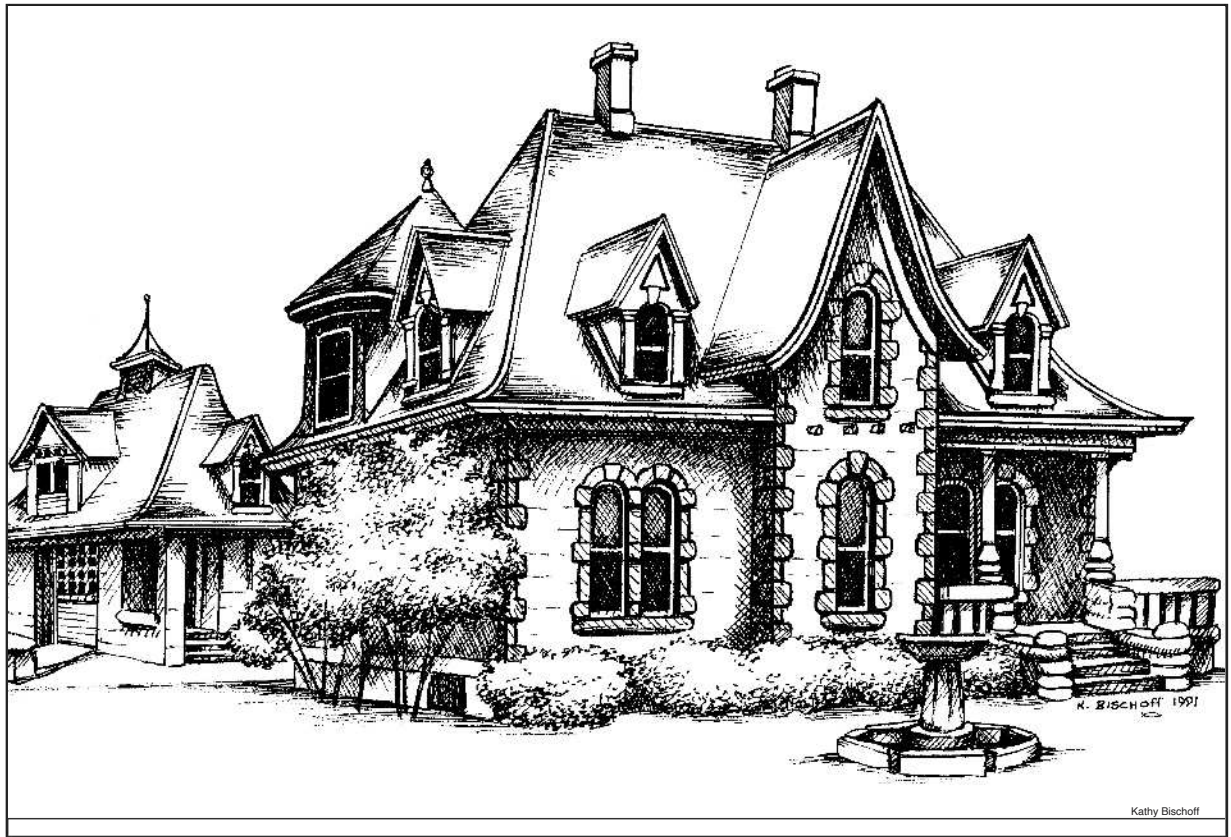


Celebrating Fort Collins' History & Architectural Heritage



# 37<sup>TH</sup> ANNUAL HISTORIC HOMES TOUR

2021 VIRTUAL EDITION



## How the Virtual Tour works

With a 3D virtual tour, attendees can do their own walk-through of our featured properties from anywhere, anytime, and for up to 3 months! This keeps tour attendees and homeowners safe and comfortable! It's easy to get started, simply tap the picture to view the Matterport Space! You can also press the play button found on the bottom left to be taken on a tour. If at any time you need "help" navigating the virtual tour, click the "up arrow" on the left to open highlights. You will find the help section in the extreme bottom right hand corner.

There are 3 views for each property:



### Dollhouse View

Photorealistic and fully interactive 3D floor plan perspective.



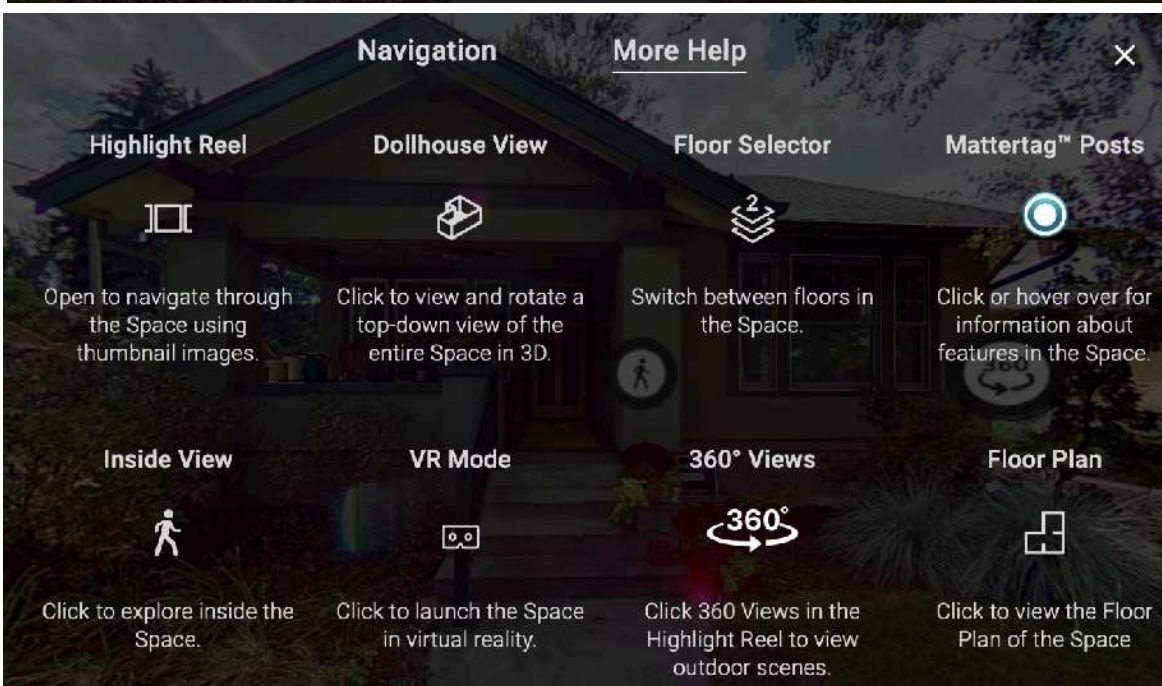
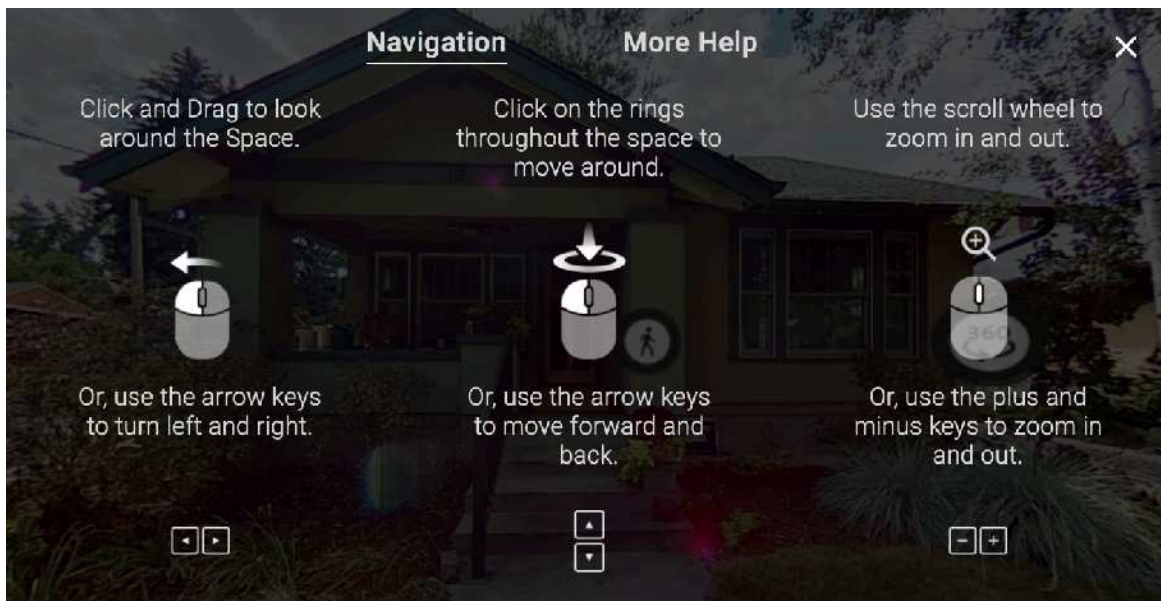
### Floor Plan View

Get a birdseye view of the floor plan



### Walk-through View

Walk through the space at your own pace



# The 37<sup>th</sup> Annual Fort Collins Historic Homes Tour



Emma Mannino

**#1, c.1879 - 328 W. Mountain Ave., The Avery House**  
**Owner: City of Fort Collins Style: Gothic Cottage**  
*National Register, 1972; State Register, 1972; Local Landmark, 1974;*  
*part of Avery House Local Landmark District, 1990*  
*Managed by: Poudre Landmarks Foundation*

Franklin Avery came from New York to Northern Colorado in 1870. Fort Collins has him to thank for our wide streets; he took advantage of the open spaces when he surveyed the town in 1873. Avery later founded First National Bank and was instrumental in developing water projects that enabled agriculture to flourish in northern Colorado.

In 1879, he and his wife Sara built a family home on the corner of Mountain Avenue and Meldrum Street and raised their children, Edgar, Ethel, and Louise, there. The original two-story home consisted of two rooms on the first floor, now the entry area and dining room; three bedrooms upstairs; and a basement. Constructed of sandstone from local quarries, the house cost \$3,000 when it was built. During the ensuing years, the Averys added to the house several times; the final addition included the distinctive Queen Anne tower.

After 83 years and three generations, the last of the Avery family moved on in 1962 when the home was sold. Poudre Landmarks Foundation, Inc., was formed in 1972. The group worked with the City of Fort Collins to purchase the home in 1974 at a cost of \$79,000. PLF then took responsibility to oversee restoration of the house. In 1981, Poudre Landmarks Foundation organized the Avery House Historic District Guild to assist with the project.

The house, Margareth Merrill Memorial Gazebo, fountain, and carriage house are part of the Avery House Historic District listed in the National Register of Historic Places.

## The 37<sup>th</sup> Annual Fort Collins Historic Homes Tour



**#2, c.1883 - 2005 N. Overland Trail, The Fort Collins Water Works**  
**Owner: City of Fort Collins** **Style: Gothic Revival**  
*State Register, 1999; Fort Collins Landmark, 1971*  
*Managed by: Poudre Landmarks Foundation*

In 1880, the Fort Collins Board of Trustees began deliberating about the town's need for a better water-delivery system and selected this location as the site for its pumping station. Until this plant was built, water for household and commercial use was delivered by the water wagon, dipped from nearby irrigation canals, or pumped from shallow wells. After several devastating downtown fires, area voters agreed on a plan to build the Water Works in 1882.

The 1883 Water Works was Fort Collins' first public works project. It is located along the foothills west of Fort Collins, where the historic Overland Trail runs through the property. It now boasts 23+ acres, 4 buildings, 2 ditches, vintage apple trees, and more.

The original Gothic Revival style pump house is an excellent example of late nineteenth-century industrial architecture. At the time, municipalities often favored picturesque Gothic Revival style public buildings. Few examples remain today.

The water plant's rural location offers protection from development pressures. Cottonwood trees line Larimer County No. 2 irrigation canal and provide a scenic backdrop for the Water Works buildings. Larimer No. 2 leased the original Water Works supply canal from the city in 1906. The supply canal delivered water from the Cache la Poudre River to the Pump House during its years of operation.

### POUDRE LANDMARKS FOUNDATION & THE 1883 WATER WORKS

PLF began management of this City of Fort Collins-owned facility in 1995. The Friends of the Water Works began tours of the facility in the late 1990's. Since that time, thousands of guests have toured the facility, learned about local water history and the historic Overland Trail that runs through the property.

# The 37<sup>th</sup> Annual Fort Collins Historic Homes Tour



**#3, c. 1904 - 801 Peterson St., The A.D. Milligan Residence**  
**Owner: Doreen Beard** **Style: Queen Anne**

On the 16th September, 1908, the following advertisement was placed in The Weekly Courier newspaper, "5 ROOM HOUSE FOR SALE. Modern except heat Must be sold at once. Call at 801 Peterson Street". The people of Fort Collins in these early days were a hardy bunch and the lack of modern heating must not have been a deterrent to John Cope, who purchased the home in February of 1909. However, it was John's widow, Roberta, who predominantly resided here, after John's passing in 1913, with Roberta remaining until 1918 or 1919. This was a lengthy stay, compared to the rapid succession of many of this home's early inhabitants.

The Weekly Courier informs us this home was constructed in 1904 for \$1500, by S. J. Milligan, a builder, and was owned by A. D. Milligan. The building's asymmetrical facade, the dominant front-facing gable, patterned shingles, partial wrap-around porch, free classic columns, along with the simple door, windows and surrounds, help define the style of this home as Queen Anne. This style remained popular through 1910, particularly in the western regions of the United States, and while we do not know where the building plans for this home arose, plans and pre-cut architectural details were readily available to order from catalogs and delivered across the country via the railroad networks for the use of local builders.

In 1906, Orma P. Pesman, a Civil Engineering student at the Agricultural College, resided here with his wife Di. In 1907, Pesman sold the property to Clifton C. Hosack, a local painter, who lived here with his wife Jennie. About the time Roberta Cope left the property in 1918 or 1919, the lot was likely subdivided, after which the home saw a fast turnover of occupants, and some years, even sat vacant.

The current owner purchased this home in 2014. The heating system (or, at one time, the lack thereof) has remained a point of interest in this building through to today and the owner has painstakingly hand-made drapery to help manage any drafts that find their way inside via the home's original door, or windows. While there is no fireplace in the home, there is evidence that there may have, at one time, been a wood or coal stove, with signs of a flue in a corner of one room. The kitchen is generous for a small home of this era, and probably incorporates what had been a lean-to porch on the west side. The location of the pantry today was likely the location of the back door, yesteryear.

Other wonderful and original features in this charming cottage include original doors, moldings and hardware throughout. We also see the early twentieth century electrical wire coverings along the dining room walls. The two bedrooms in this period home are both the same size and share the home's only built-in closet. Ceiling heights vary throughout, but the closet reveals that the house originally had nine foot ceilings. The home has been carefully furnished by the owner with both family and collected pieces.

*Jodie Chamberlain*

# The 37<sup>th</sup> Annual Fort Collins Historic Homes Tour



**#4 The Addie R. Debolt Residence - 630 Peterson St c. 1906**  
**Owners: Tim and Carol Cochran**                      **Style - Queen Anne**

Welcome to the Addie R. Debolt House. For some, perhaps, welcome back, as this home was featured on the 1999 Historic Homes Tour.

The Addie R. Debolt residence was designated a Historic Landmark Property in 1998 and named for one of the property's earliest owners. Interestingly, it seems while Addie purchased this lot in 1903, she never resided here. In fact, as best can be determined from contemporaneous records, there was not a home on this site during Addie's lifetime. She tragically passed away at the family home on Mathews Street in November 1904, age 48, from typhoid fever. Her obituary tells us she contracted the illness caring for her neighbor's children who were suffering typhoid fever. Her husband, Leroy, a saddler with a business in the Welch Block on College Avenue, sold the land at this site to A. J. Hood, a local carpenter, for \$135 in July of 1906, in an effort to provide for his and Addie's minor daughter, Nettie. A. J. Hood subdivided the lot, reselling this parcel in January of 1907 for \$1500, suggesting the home was constructed in late 1906.

The years following construction saw quick succession of families residing here: the first residents may have been Harry Hartman (a clerk of the district court, who incidentally oversaw the legal transfer of this very property) with his wife and children; in 1908 a store owner named Orlando Aldrich lived here with his family; in 1909, shoe salesman Joseph Alpert resided here briefly with his wife; and in 1913 the building housed the Tully family. Whilst residing here, their daughter Kathleen, a graduate of the Colorado Agricultural College, earned the highest grade in the national civil service examination for domestic science teachers [*The Weekly Courier, July 28, 1916*]. In 1919, a dentist named John Schwab, who had offices in the Avery Block, lived here with his wife, Naomi.

This building was expanded in the last twenty years with a complementary rear addition. The house remains a wonderful example of the Queen Anne style, illustrated in the original part of the home by the hipped roof with cross gables, the dominant front-facing, ornamented gable, the bay windows, an asymmetrical facade and porch, and the simple windows and surrounds. Queen Anne homes were a popular style across the country at the turn of the previous century, as the floor plans and building supplies were available for order from catalogs, and shipped via railroad. Two similar homes, one with an enclosed porch and the other not enclosed, are located nearby on East Myrtle Street.

Queen Anne homes typically also have an asymmetrical floor plan within, complementing the asymmetry of the exterior. Period gems to be found within this home include tall ceilings, original cabinetry, original Japanned door hinges throughout and a set of original pocket doors. The owners also possess the home's original Abstract of Title.

*Jodie Chamberlain*

# The 37<sup>th</sup> Annual Fort Collins Historic Homes Tour



**#5, c.1907 - 618 W Mountain Ave., The Crose-Scott-Dickey House**  
**Owners: Bill & Kathleen Whitley** **Style: Craftsman**

618 W Mountain Ave. was built by Assistant District Attorney Newton Crose in 1906-07, for his new wife, Louisa (Mettie) Avery, youngest daughter of Franklin and Sarah Avery. Mettie was active in social and educational groups such as the Kanatenah, which in February of 1910 held their monthly meeting in the house. In 1914, Newton was shot and killed by the mentally unstable husband of a client, and Mettie moved back in with her parents at 328 W Mountain Ave.

In 1917, Mettie rented the house to Dr. A.R. Scott and his wife, recently relocated from Berthoud. They purchased it the following year when Mettie finally decided to sell, and Dr Scott built an automobile garage in the back yard in the same year. Unfortunately, Dr Scott had some medical issues, and in 1920, died during corrective surgery in Denver, leaving his widow to raise their young daughter. Mrs. Scott then had the unfinished attic turned into a rental unit, for a regular income. It was advertised in the Weekly Courier in September of 1922 as "4 nicely furnished rooms with Kitchenette in strictly modern home to ladies - 618 W Mountain. Phone 1487." During the academic year 1926-27, the entire house was rented to Kappa Delta Sorority, and Minnie was listed in the city directory as living on Elizabeth St. In 1936, the upstairs apartment was rented to Arthur T. Schneider, a clerk for the Federal Resettlement Administration - a "New Deal" program which operated between April 1935 and December 1936, relocating struggling urban and rural families to communities planned by the federal government.

By 1937, Mrs Scott had decided that she preferred a smaller house, and exchanged it for one at 800 W Mountain, owned by the Dickey family. Dr. Lawrence Dickey and his wife, Dr. Olive Dickey, moved into 618 with their two children. After moving in, the Dickeys had two more children, and in 1948, were responsible for enlarging and attaching the existing garage. The Doctors Dickey were active in the Masons and instrumental in helping establish the Fort Collins Country Club. They travelled extensively, and were well-known for their collection of Orientalia, acquired on their trips to the Far East. They lived here until 1960.

In 1960, R.G. purchased the house for \$10 "and other considerations." In 2008, he sold it to a developer who intended to demolish it and build a new structure. The developer subsequently sold it to the current owners in 2012.

*Bill Whitley*

# The 37<sup>th</sup> Annual Fort Collins Historic Homes Tour



**#6, c.1922 - 117 N McKinley St., The Moore House**  
**Owner: Michele Faris**                      **Style: Craftsman**

The Moore House at 117 N McKinley Street is a charming Craftsman bungalow. The Craftsman style was a reaction to the elaborate and manufactured Victorian houses. Homes in the Craftsman style were typically one story, with low pitched roofs, and exposed rafter tails. Inside, the emphasis was on wood floors, hand-carved details, and a more casual living space.

Built about 1922, it is a front gable form with stucco finish and an open porch. It is a modest size, with two bedrooms upstairs, and full finished basement. Inside, there is a stylish mix of original features with modern sympathetic renovations. Although there have been dramatic changes to the kitchen and basement, the home retains the warmth and light typical of the Craftsman style.

The Moore house was built about 1922 by Ellis and Ella Moore. The 1922 City of Fort Collins Directory lists Mr. Moore's job as "lab", presumably laboratory technician, perhaps at Colorado Agricultural College (later known as Colorado State University). By 1925, the owners were Ernest and Grace Long. Ernest Long worked as a mechanic at the Reese Garage. In the 2020s, the neighborhood near City Park may be considered expensive and desirable, but in the 1920s, it was a working-class neighborhood with inexpensive homes. Many houses had only two bedrooms and one bathroom for families of 4 – 6 people. From the 1940s to the early 2000s, The Moore House had only a handful of owners, and the current owner in 2010.

The original layout for the home was a living room, dining room, small kitchen, two bedrooms and a bathroom. Although small in size, it has some lovely design elements. The doors and windows all have an angular, arched header over them. Later owners repeated this motif on new doors. Although the south wall of living room has two small, high symmetrical windows centered on it, it never had a fireplace. The current owner added one, which fits right in. Other recent renovations include a bright, efficient kitchen with traditional cupboards and white tiles, and a finished basement with large craft room, family room, and guest room with full bathroom. The home is furnished with a mix of antique and modern pieces, beautiful colors and quirky sense of style.

*Robin Stitzel*



# The 37<sup>th</sup> Annual Fort Collins Historic Homes Tour



**#7, c.1924 - 219 E Elizabeth St., The Hoffman House**  
**Owners: Paul & Kathi Anglin**      **Style: Craftsman**

The Hoffman House is a Craftsman style home, built about 1924. It has a low-angled roof, simple front gable and exposed rafter tails, details associated with the Craftsman style. The Arts and Crafts movement began in England in the late 19th century, as a reaction to the manufactured and overblown Victorian houses and décor. In the United States, the movement influenced a new style of houses with a hand-crafted feel, simpler designs, and a more open layout.

The cast iron fence and lovely landscaping give the house a cottage feel. Inside, it is a wonderful meld of Japanese and European antiques in a cool modern setting. Former owners remodeled the interior, keeping the Craftsman feel with beautiful wood floors, clean lines and vintage-style lighting.

Leonard and Gertrude Hoffman, owners of Hoffman's Jewelry Store on East Mountain Avenue, built this home about 1924 for \$3,500.00. It was wood framed, with two bedrooms, one bathroom, living room, dining room and small kitchen – a typical layout for that time. Subsequent owners added stucco to the exterior. It was extensively remodeled in the 1980s, adding a back porch, and again recently, expanding the kitchen and finishing the basement.

The current owners both lived in Japan with their respective families before returning to the United States, although they didn't meet until they lived back in the US. There are lovely Japanese pieces from their families: note the small chest in the entryway, framed silk pieces in the living room, matching chests in the bedroom and antique Japanese clocks in the basement. They also have antiques from their families – a dramatic coffee table made from a door, a working Victrola, and the 19th century weight set from the owner's grandfather, who was a chemist. The back bedroom is now a study, with the closet cleverly converted to open storage. The kitchen and breakfast area are recent, remodeled by the previous owners, but the cupboards and lighting are sympathetic to the age of the house. The windows open to the lovely yard. In the basement is a sleek laundry room, a large family room with antique Japanese clocks, and the guest bedroom with the owner's family antiques. The back yard continues the stylish cottage theme – with a large deck, garage with a workshop, and a shady retreat in the back.

This home is a wonderful example of adapting a 1920's architectural style to a 2020's lifestyle.

*Robin Stitzel*

## The 37<sup>th</sup> Annual Fort Collins Historic Homes Tour



### #8, c. 1931 - 509 E. Olive St., “The Parsonage”

**Owners: Heath Olson & Kody Braisted Style: 20th-century Gothic Revival**

A Lutheran congregation of Germans from Russia built the graceful church at the corner of Whedbee and Olive in 1914, following up in 1931 with this parsonage house, which probably replaced a smaller structure. Among the early ministers who resided here was Conrad Becker in the 1920s and 1930s. After a dispute over modifications to the original German service Becker led the “modernizing” faction elsewhere. The remaining congregation occupied the church until 1959, when they sold to Faith Evangelical Free Church.

It wasn't until the 1970s that the parsonage came under secular rather than church ownership. One touch from that earlier era still remains: the present office most likely also served as the office for the pastor. Elsewhere, prior owners did some remodeling, particularly in the kitchen, but the present owners have concentrated upon retention or acquisition of period items. Among other objects are the original fixtures in the parlor, dining room, stairs, and master bedroom; a 1931 sink in the small bathroom; and strategically located antique radios. Upstairs, look particularly for a large closet cleverly converted by past owners into a “secret” child's play area. Near the top of the staircase are historic photographs of the house.

Finally, don't overlook around the home the original heat registers, designed to mimic the church windows.

Outside, the carefully landscaped yard is the work of the current owners. A glance at the street façade of the house shows that it is little changed from the photographs displayed inside. Although the asymmetrical dormers are unusual, architecturally the dwelling might best be called 20th century Gothic Revival. That style and the unique heat registers recall the affection the original congregation had in the construction of the parsonage, while the furnishings, decor, and interior remodels are a testament to the care given this historic home by owners in the present and recent past.

*Doug Ernest*